

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 19, 2006
COUNCIL ROOM, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: GARY GEILER

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES.**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **4161 WILSON AVEUNE MAP WAIVER - PROJECT NO. 80524**
City Council District: 3 Plan Area: City Heights neighborhood of Mid-City Communities

STAFF: Michelle Sokolowski

Map Waiver to waive the requirements of a Tentative Map to create 2 residential condominium units (under construction) including a request to waive the requirement to underground existing overhead utilities, on a 0.129-acre site located at **4159-4161 Wilson Avenue** in the RM-1-2 Zone of the Central Urbanized Planned District within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental.
Report No. HO-06-169

RECOMMENDATION:
Approve

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ITEM-5: **4128 OREGON STREET MAP WAIVER. - PROJECT NO. 86757**
City Council District: 3 Plan Area: Greater North Park

STAFF: Cherlyn Cac

Map Waiver to convert four existing residential units to condominiums on a 0.16-acre site and waive the requirement to underground existing overhead utilities. The property is located at **4128-4132 Oregon Street** in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan, Council District 3. Exempt from environmental. Report No. HO -06-179

RECOMMENDATION:

Approve

ITEM-6: ***ARENA PHARMACEUTICALS BUILDINGS -PROJECT NO. 4932**
City Council District: 5 Plan Area: Mira Mesa

STAFF: Tim Daly

To change the use from warehouse to research and development, to add an additional 50,000 square feet to an existing building on portions of a 5.89-acre site located at **6154 Nancy Ridge Drive** and to add an additional 5,795 square feet to an existing building on portions of a 2.68-acre site located at **6122 Nancy Ridge Drive**. Report No. HO-06-171

RECOMMENDATION:

Approve

ITEM-7: **THE LOFTS @ OLD CITY HALL - PROJECT NO. 62258**
City Council District: 2 Plan Area : Centre City

STAFF: Pete Lynch

Map Waiver to convert four (4) existing Live/Work Quarters units and nine (9) existing commercial units into condominiums at **664 5th Avenue**. Exempt From environmental. Report No. HO-06-182

RECOMMENDATION:

Approve

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ITEM-8: **MORENO ADDITION-PROJECT NO. 61809**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Site Development Permit to amend a previous Coastal Development Permit No. 88-1270 in order to remodel and add on to an existing 5,825 square-foot, two-story over basement residence and add 1,587 square feet, resulting in a 7,412 square-foot residence on a 0.478 acre (20,819 square foot) property. The project site is located at **7166 Via Capri**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limitation Overlay, and within the La Jolla Community Plan. Report No. HO-06-187

RECOMMENDATION:

Approve

ITEM-9: **EBERLIN RESIDENCE - PROJECT NO. 71323**

City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit and Neighborhood Use Permit to demolish a portion of an existing residence and construct a new 3,304 square foot, two-story addition with basement, resulting in a 10,950 gross square-foot residence, on a 39,640 square foot property. The project site is located at **9581 La Jolla Farms Road**, in the RS-1-2 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area. Exempt from environmental. Report No. HO-06-188

RECOMMENDATION:

Approve

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ITEM-10: **UNIVERSITY LANDING NORTH PARK - PROJECT NO. 87459**
City Council District: 3 Plan Area: Greater North Park

STAFF: Cherlyn Cac

To construct a three-story, mixed-use structure. The project consists of eight residential apartment units and 1,686 square-foot retail space facing University Avenue with a subterranean parking garage. The project proposes deviations to Municipal Code Section 103.1508 to allow the street wall height to be over 36 feet. The 0.21-acre property is located at **2305, 2307, and 2311 University Avenue** in the CL-2 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. HO-06-181.

RECOMMENDATION:

Approve

ITEM-11: **3031 DATE STREET - PROJECT NO. 89194**
City Council District: 3 Plan Area: Greater Golden Hill

STAFF: Sandra Teasley

Map Waiver and Site Development Permit (Golden Hill Planned District Permit) for setback deviation along with a waiver to the requirements of a Tentative Map to convert three existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.1379 acre site at **3031 Date Street** in the GH-100 Zone within the Greater Golden Hill Community Plan. Exempt from environmental. Report No. HO-06-192.

RECOMMENDATION:

Approve